

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 30 April 2014 at 6.00pm in the Walker Room, Meeting Point House, Telford

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher, E J Greenaway, J Loveridge, G C W Reynolds, S A W Reynolds, B J Thompson (as substitute for A S Jhawar) and C R Turley.

ALSO PRESENT:

PC-100 MINUTES

RESOLVED – that the minutes of the meetings of the Planning Committee held on 5 March 2014 and 19 March 2014 be confirmed and signed by the Chairman.

PC-101 APOLOGIES FOR ABSENCE

Councillor A S Jhawar

PC-102 DECLARATIONS OF INTEREST

Councillor I T W Fletcher commented that he was a Member of St Georges & Priorslee Parish Council but that he had not taken part in any discussions regarding planning application TWC/2013/0901 and, in the circumstances, he would not be withdrawing from the meeting for that item.

Councillor J C Minor also commented that he was a Member of St Georges & Priorslee Parish Council as well as one of the Borough Ward Members but that he had not taken part in any previous discussions regarding planning application TWC/2013/0901 and, therefore, he would not be withdrawing from the meeting for that item.

Councillor S A W Reynolds stated that, with regard to planning application TWC/2014/0129, she was one of the Local Ward Members but that she had not taken part in any previous discussions and, in the circumstances, she would not be withdrawing from the meeting for that item.

PC-103 DEFERRED/WITHDRAWN APPLICATIONS

None.

PC-104 SITE VISITS

RESOLVED – that a site visit takes place at 4.00pm on Wednesday, 21 May 2014 at land to the north of Haygate Road, Wellington, Telford, Shropshire in respect of planning application TWC/2013/1033.

PC-105 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2013/0592, TWC/2013/0855, TWC/2013/0901, TWC/2014/0129 and TWC/2014/0134.

- (a) TWC/2013/0592 - Former Ever Ready Factory, Hinkshay Road, Dawley, Telford, Shropshire

Planning Committee had previously considered this application and granted planning permission to include 38% affordable housing on 16 October 2013. Following the subsequent submission of a viability assessment Members were now asked to consider assertions that no affordable housing was viable on site and associated proposed amendments to the planning obligation package as set out in the update report tabled at the meeting. The Council's Inward Investment & Housing Group Manager had reviewed the viability assessment and considered it to be sound. The original report was included for reference but Members were advised that they were only being asked to consider amendment to the Section 106 Agreement.

Following questions by Members, the Assistant Director: Planning Specialist advised upon viability in terms of the National Planning Policy Framework and the provisions within the Growth and Infrastructure Act which reduced the scope for obstacles to development proposals. He also offered advice regarding the various ways that affordable housing could be delivered and commented upon the negotiation which Officers had undertaken to secure the proposed financial obligations in terms of local priorities.

Members were keen to enable delivery of housing on this brownfield site which would significantly enhance a gateway entrance to the Town Park but lamented the loss of affordable housing on site and as such were keen to ensure that this aspect should be subject to review.

RESOLVED – that with respect to planning application TWC/2013/0855 the Development Management Service Delivery Manager be authorised to grant planning permission subject to

- (A) The Applicant/Landowner entering into a Section 106 Agreement with the Council (final terms to be agreed by the Development Management Service Delivery Manager) relating to:**
- i. A contribution of £150,000 toward off-site affordable housing in the Telford urban area;**
 - ii. A contribution of £150,000 toward recreation and leisure facilities near to the application site;**
 - iii. A contribution toward the provision of primary education of £200,000 based on a scheme of 165 dwellings and the housing mix provided;**
 - iv. £45,000 towards the maintenance of informal open space**
 - v. £ 5,000 towards planning monitoring contribution; and**

vi. **Ensure a review mechanism**

(B) The conditions set out in the main report (with authority to finalise conditions for approval to be delegated to Development Management Service Delivery Manager).

- (b) TWC/2013/0855 - Land to the rear of Willow Tree Cottage, Station Road, Newport, Shropshire

This application sought full planning permission for the erection of 51 dwellings with vehicular access from Station Road with associated parking/garaging and landscaping, and a diversion of the existing Definitive Right of Way.

An update report was tabled at the meeting which set out highways issues regarding the implications of the development on the proposed roundabout associated with the adjacent schemes off Station Road (TWC/2011/0871 and TWC/2011/0916).

Cllr R Pitt, representing Newport Town Council, spoke to oppose the application on the grounds of overshadowing, loss of affordable housing, drainage and that Officers' recommendations on the initial scheme submitted were not fully adopted in the amendments.

Mr G Wade, a local objector, spoke to oppose the application in terms of the impact on Station Cottage with regard to overlook due to ground height differential, loss of light, drainage, access rights, urban design issues, density and referred to recent Planning Policy Guidance issued on 6 March 2014. He asked Members to consider a site visit and/or to defer determination of the application whilst highways issues regarding outstanding schemes were resolved. The Chairman exercised his discretion to allow Mr Wade to circulate the photographs which supported his original written objection in order to demonstrate the impact on his property.

The applicant, Mr A Sheldon, addressed the Committee in support of the application, noting that outline permission existed for surrounding land but as this was a full application affordable housing could be available in a relatively short period of time; he commented that there were no technical issues outstanding and that the design and layout were of a high quality.

The Planning Officer highlighted aspects of the report relating to principle of development, accessibility, internal road layout, density, separation distances, ground level differential, drainage, planning obligations to be secured through the Section 106 Agreement, and highways access and delivery as explained in the update report.

In response to questions raised during Members' deliberations, the Planning Officer clarified plot orientation at the scheme entrance and confirmed that discussions between the applicant and Local Access Forum Officer had resulted in an acceptable route for the diversion of the public right of way. She stated that in the context of proposed modern development in the area, density was not particularly high and that there would be a mixture of parking options available which would benefit from natural surveillance and further consideration could be given to fences and

landscaping to improve security. The Planning Officer also clarified that the Council did not have specific guidance regarding separation distances but the design of the scheme took into account the proximity of nearby dwellings and she confirmed that there were no windows overlooking Station Cottage. Specific concerns were raised by Members regarding the comments of Urban Design and the Planning Officer advised that urban design comments were based upon an ideal and some of the recommendations had been accommodated by the applicant but a balanced view was required.

During the course of their deliberations, Members also considered the requirements of the National Planning Policy Framework, five year housing land supply, and the government's agenda for growth. In addition, comments were also made regarding sustainability, density in context of existing and proposed developments and affordable housing.

The Assistant Director: Planning Specialist assured Members that Officers considered that the proposal was acceptable in this location and in the amended design and form. He stated that the diversion of the Public Right of Way would be subject to a separate legal process. He suggested that Members consider the application as a "standalone" application and applicants for other proposed development would then have to give due consideration to this development in their proposals.

The Committee's Legal Advisor offered clarification regarding the delegated authority which had been requested to enable the setting for terms for a complex Section 106 Agreement with regard to recognition for other applications which may, or may not, come forward and the impact upon the access junction.

Upon being put to the vote, it was by a majority:-

RESOLVED – that with respect to planning application TWC/2013/0855 the Development Management Service Delivery Manager be authorised to grant planning permission subject to

(A) The Applicant/Landowner entering into a Section 106 Agreement with the Council (final terms to be agreed by the Development Management Service Delivery Manager) relating to:

- i. Provision of 11 affordable rented and 6 shared ownership dwellings;**
- ii. A contribution of £63,320.92 towards offsite highway infrastructure works;**
- iii. A contribution of £114,228 towards primary and secondary education provision;**
- iv. A contribution of £29,400 towards offsite play and recreation and a commuted sum towards maintenance (to be agreed);**
- v. Planning monitoring contribution of £10,347.45 (5% of total).**
- vi. The access arrangements and the impact on the adjacent applications (TWC/2011/0871 and TWC/2011/0916) as required; and**

(B) The conditions set out in the update report (with authority to finalise conditions for approval to be delegated to Development Management Service Delivery Manager).

(c) TWC/2013/0901 - Units 7-9, Gower Street Industrial Estate, Gower Street, St Georges, Telford, Shropshire, TF2 9HW

This application sought outline planning permission for residential development on the existing industrial estate, with all matters reserved.

An update report was tabled which set out further comments submitted by Oakengates Town Council and the Council's Highways Officer in response to amended plans.

The Planning Officer pointed out that the landowner was keen to secure planning permission so that the site could be developed but that a viability assessment had not yet been submitted and this may impact upon the achievability of the proposed 38% affordable housing.

The Chairman, Councillor J C Minor, stated that as the Local Ward Member he welcomed development of this derelict site and requested that proposed off-site play and recreational facilities be located in St Georges which had suffered significant loss of youth facilities in recent years. This position was also supported by Councillor I T W Fletcher, a Member of St Georges & Priorslee Parish Council.

Some concerns were expressed regarding access and potential for parking on Walker Crescent and Members considered that it would be prudent to set a maximum number of 20 dwellings on site to improve amenity space.

Upon being put the vote, it was unanimously:-

RESOLVED – hat with respect to planning application TWC/2013/0901 the Development Management Service Delivery Manager be authorised to either:-

(A) grant planning permission subject to the Applicant/Landowner entering into a Section 106 Agreement with the Council, with the Section 106 signed and completed by 12th May 2014, relating to:

- i. Provision of 38% affordable housing;**
- ii. A contribution of £24,862 towards primary education facilities in the vicinity;**
- iii. A contribution of £12,000 towards offsite play and recreation facilities in the vicinity of the development;**
- iv. Planning monitoring contribution of £1843.10 (5% total); AND**

(B) The conditions set out in the update report tabled at the meeting (with authority to finalise conditions for approval to be delegated to Development Management Service Delivery Manager); AND

(C) An additional condition for a maximum of 20 dwellings on site.

Or:-

Refuse outline planning permission if the Applicant fails to sign and complete the Section 106 Agreement by 12th May 2014.

(d) TWC/2014/0074 - Lydebrook House, Coalmoor Road, Little Wenlock, Telford, Shropshire, TF6 5AS

This was a proposal to remove condition no.4 of Planning Permission W93/0268 relating to agricultural occupancy due to a significant change in farming circumstances and diminished demand for agricultural workers to live near the farm.

Noting that the only issue to be considered was occupancy of the building, Members unanimously:-

RESOLVED – that with respect to planning application TWC/2014/0074 planning permission be granted subject to the original conditions of planning permission W93/0268 less condition 4 and the removal of the Section 106 Agreement.

(e) TWC/2014/0129 - 180 Wombridge Road, Trench, Telford, Shropshire, TF2 6PU

This was a proposal for the change of use from residential garage (Use Class C3) to barbers shop (Use Class A1), installation of 1no. door and 2no. windows to front elevation and alterations to access. This application had been referred to the Committee for determination by Councillor C F Smith, one of the Borough Ward Members.

An update report was tabled at the meeting which set out further comments with regard to highways issues.

Mr S Gill and Miss R Gill addressed the Committee as Applicants, with Mr Gill advising that the application arose due to a change in personal circumstances, he hoped that the business would become central to the local community and would, therefore, be reached on foot rather than by car. Miss Gill clarified the position with regard to parking, that the business would operate on an appointment basis which would offer further parking control and reminded Members that there was no loss of dwelling place as the application was for the conversion of an unused double-garage.

The Planning Officer considered that this was a low-key application and that the amended plan was acceptable. She referred to the update report which was tabled at the meeting which set out proposals to limit occupation to one barber's chair which would impact upon the number of customers and, therefore, cars in the vicinity. She also indicated that opening hours were under discussion but Officers' considered normal shop hours would be satisfactory.

Members applauded the applicant's initiative but, as some Members knew the locality particularly well, the applicant was asked to be mindful that the bus stop was not blocked by customers and that visibility for customers leaving the property may be improved by maintenance of conifer hedges.

RESOLVED – that with respect to planning application TWC/2014/0129 planning permission be granted subject to the conditions as set out in the report and additional conditions set out in the update report tabled at the meeting.

(f) TWC/2014/0134 - Land at Wheat Leasows, Telford, Shropshire

This was a Council application seeking full planning permission for the erection of ground mounted solar panels and associated infrastructure on an 11.7 hectare site of agricultural land adjoining the northern edge of Telford's urban built up boundary. An update report was tabled which set out the contents of a ministerial letter dated 22 April 2014 from the Department of Energy and Climate Change regarding solar energy guidance, comments from National Grid and comments from the Council's Drainage Engineer.

The applicant's agent, Mr R Shepherd, addressed the Committee in support of the application, highlighting the extensive public consultation which had been undertaken and lack of objection from statutory bodies, careful selection of the site in terms of limited surrounding properties, adjacent substation, minimal over-shadowing and visual impact. He stated that the application accorded with planning policy and reminded members that financing and viability were not material considerations.

The Planning Officer advised Members that there was not a specific solar energy policy and referred to the Ministerial letter dated 22 April 2014. She also noted that condition 15 referred to decommissioning if use ceased for 6 months, but that the applicant had advised this should be 12 months.

Members considered the provision of this renewable energy generating scheme on the urban fringe in terms of the local policy provisions and the National Planning Policy Framework's presumption in favour of sustainable development, loss of agricultural land, cost effectiveness and mitigation of visual impact. Some comments were made that it would be preferable for solar panels to be placed on roofs, the capacity levels were queried and assurance was sought that the application would be compliant with the Solar Trade Association's 10 Commitments. The Planning Officer indicated that capacity could not be stipulated but that reference to the 10 Commitments could be made in an informative.

Upon being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2014/0134 full planning permission be granted subject to the conditions as set out in the update report tabled at the meeting and add informative about Solar Trade Association good practice (with authority to finalise conditions to be delegated to the Development Management Service Delivery Manager).

The meeting ended at 7.59pm

Chairman:

Date: